

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2020-0062

BOA DATE: November 9th, 2020

ADDRESS: 13000 Kenswick Dr

COUNCIL DISTRICT: 7

OWNER: Stacey Durham

AGENT: Desra Bradford

ZONING: SF-2

LEGAL DESCRIPTION: LOT 16 BLK B HARRIS RIDGE PHS 2 SEC 1 REPLAT OF

VARIANCE REQUEST: increase impervious cover from 45% to 48.94

SUMMARY: construct an inground swimming pool

ISSUES: terrain

	ZONING	LAND USES
<i>Site</i>	SF-2	Single-Family
<i>North</i>	SF-2	Single-Family
<i>South</i>	SF-2	Single-Family
<i>East</i>	DR	Development Reserve
<i>West</i>	SF-2	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets

Bike Austin

Friends of Austin Neighborhoods

Harris Ridge Owner's Association

Harris Ridge Phase IV

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

North Growth Corridor Alliance

Pflugerville Independent School District

SELTexas

Sierra Club, Austin Regional Group

TechRidge Neighbors




Yager Community



NOTIFICATIONS

CASE#: C15-2020-0062
LOCATION: 13000 Kenswick Dr



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 13000 Kenswick Dr. Austin, TX 78753

Subdivision Legal Description:

LOT 16 BLK B HARRIS RIDGE PHS 2 SECTION 1 REPLAT OF

Lot(s): 16 Block(s): B

Outlot: _____ Division: HARRIS RIDGE

Zoning District: SF-2

I/We DESRA BRADFORD on behalf of myself/ourselves as
authorized agent for STACEY DURHAM affirm that on
Month October, Day 7, Year 2020, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☒ Other: _____

Type of Structure: INGROUND FIBERGLASS SWIMMING POOL

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

LAND DEVELOPEMENT CODE 25-2-492 IMPERVIOUS COVER

EXISTING IMPERVIOUS COVER PERMITTTED IN 2007- 44.8%

REQUESTING ADDITIONAL 1.18% ABOVE THE ALLOWED 45%

TOTAL IMPERVIOUS COVER 46.18% WITH IMPROVEMENT

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

CONDITIONS ARE SUCH THAT THE STRICT APPLICATION OF THE PROVISIONS WOULD DEPRIVE THE APPLICANT OF REASONABLE USE. GRANTING OF THE VARIANCE IS THE MINIMUM ADJUSTMENT NECESSARY TO ACCOMPLISH THIS PURPOSE TO ALLOW REASONABLE AND EQUITABLE USE OF THE PROPERTY.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

THE TERRAIN IS SLOPING TO THE REAR OF THE PROPERTY TOWARD THE DRAINAGE EASEMENT. PROPERTY IS EXPERIENCING NOMINAL EROSION AND THE INSTALLATION OF THE POOL BEING A LEVEL PLAIN WILL SLOW DOWN THE EROSION AND PROVIDE BETTER ABSORPTION OF RAINFALL

b) The hardship is not general to the area in which the property is located because:

THE PROPERTY IS UNIQUE DUE TO THE TERRAIN AND NEIGHBORING LOT 17 TO THE EAST IS A D.E. WATER QUALITY EASEMENT AND VACANT GREENBELT SPACE ADJACENT TO THE THE ENTIRE REAR PROPERTY LINE.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

GRANTING OF VARIANCE WILL NOT ALTER OR IMPAIR ADJACENT PROPERTIES DUE TO TO ELEVATION OR TERRAIN CHANGES AT ANY BORDERING PROPERTIES AND WILL NOT BE VISUALLY EVIDENT OUTSIDE OF THE PROPERTY OWNER LOT. THE LAND USE WILL NOT CHANGE AS A RESULT OF THE VARIANCE AND WILL NOT ALLOW LAND USE THAT IS NOT PERMITTED IN ZONING DISTRICT.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

NOT APPLICABLE

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

NOT APPLICABLE

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

GRANTING OF VARIANCE WILL NOT CREATE A SAFETY HAZARD. ALL APPLICABLE CODES REQUIRED FOR POOL INSTALLATION WILL MEET THE 2017 INTERNATIONAL POOL AND SPA CODE, UL 2017 BARRIER CODE AND ALL STATE AND LOCAL CODE REQUIREMENTS.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOT APPLICABLE

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief. *Desra Bradford*

Applicant Signature: Stacey Durham Date: 10/07/2020

Applicant Name (typed or printed): STACEY DURHAM

Applicant Mailing Address: 13000 KENSWICK DR

City: AUSTIN State: TX Zip: 78753

Phone (will be public information): (512) 461-3567

Email (optional – will be public information): [REDACTED]

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: Stacey Durham Date: 10/07/2020

Owner Name (typed or printed): STACEY DURHAM

Owner Mailing Address: 13000 KENSWICK DRIVE

City: AUSTIN State: TX Zip: 78753

Phone (will be public information): (512) 461-3567

Email (optional – will be public information): [REDACTED]

Section 5: Agent Information

Agent Name: DESRA BRADFORD

Agent Mailing Address: 3567 IH 35 S

City: NEW BRAUNFELS State: TX Zip: 78132

Phone (will be public information): (210) 792-0502

Email (optional – will be public information): [REDACTED]

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

PROPERTY OWNER -STACEY DURHAM PRUCHASED THE HOME IS 2012 WITH INTENTIONS
OF INSTALLING A SWIMMING POOL FOR THE ENJOYMENT OF HER AND HER FAMILY.

City of Austin

Calculation Aid (Page 2) for Residential Building Review

Enter into the table below all existing, new/added square footages, and lot size.

If subtracting square footage, use a negative in front of the number (e.g. -12).

Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1st floor	1614.00		1614.00
2nd floor			0.00
3rd floor			0.00
Basement			0.00
Garage	371.00		371.00
Covered deck			0.00
Covered porch	42.00		42.00
Covered patio	125.00		125.00
AC PAD	16.00		16.00
Other roofed areas			0.00
Total Building Area	2168.00	0.00	2168.00
Total Building Coverage	2152.00	0.00	2152.00
Driveway	548.00		548.00
Sidewalks	33.00		33.00
Uncovered patio			0.00
Pool Equip Pad		12.00	12.00
Other flatwork (pool coping, retaining walls, etc.)		86.00	86.00
Total Impervious Coverage	2733.00	98.00	2831.00
Pool (surface area)		330.40	330.40
Spa (surface area)		n/a	0.00

Lot size 6130.00

Existing Building Coverage % 35.11%
Total Building Coverage % 35.11%

Existing Impervious Coverage % 44.58%
Total Impervious Coverage % 46.18%

D-2/8

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

BP Number PR-07-145010-R
 Building Permit No. 07-145010-R
 Plat No. 9/20/07 Date 8-28-2007
 Reviewer DA Byrns
 IN 8-20-2007 / DUE 8-27-2007

PRIMARY PROJECT DATA

Service Address 13000 KENSWICK DRIVE Tax Parcel No. _____

Legal Description
 Lot 16 Block B Subdivision Harris Ridge Section 1 Phase 2

If in a Planned Unit Development, provide Name and Case No. _____
 (attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work New One Story Row/Att Garage, Covered Patio & Covered Pool
☒ New Residence Remodel (specify) _____
☐ Duplex Addition (specify) _____
☐ Garage attached detached 16' Detached
☐ Carport attached detached (2 Bathrooms 3/8" notes)
☐ Pool Other (specify) _____

Zoning (e.g. SF-1, SF-2...) SF2

- Height of Principal building 21' 8 1/2" ft. # of floors 1 Height of Other structure(s) _____ ft. # of floors _____

- Does this site currently have water and wastewater availability? Yes ☒ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.

- Does this site have a septic system? Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? Yes ☒ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? Yes ☒ No

Does this site front a paved street? Yes ☒ No A paved alley? Yes ☒ No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? Yes ☒ No

VALUATIONS FOR REMODELS ONLY

Building \$ _____
 Electrical \$ _____
 Mechanical \$ _____
 Plumbing \$ _____
 Driveway/
 Sidewalk \$ _____
 TOTAL \$ _____
 (labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 6130 sq.ft.
 Job Valuation - Principal Building \$ 108,362.00
 (Labor and materials)
 Job Valuation - Other Structure(s) \$ _____
 (Labor and materials)
 TOTAL JOB VALUATION
 (sum of remodels and additions)
 \$ _____
 (Labor and materials)

PERMIT FEES
(For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ <u>185.00</u>	\$ _____
Electrical	\$ <u>100.00</u>	\$ _____
Mechanical	\$ <u>66.00</u>	\$ _____
Plumbing	\$ <u>85.00</u>	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER Name DAVID WEEKLEY HOMES Telephone (h) _____
 (w) _____

BUILDER Company Name DAVID WEEKLEY HOMES Telephone 873-0992
 Contact/Applicant's Name ROBIN CAMPBELL Pager _____
 FAX 833-8738

DRIVEWAY/
 SIDEWALK Contractor JESUS RICARDO Telephone 844-2761

CERTIFICATE OF OCCUPANCY Name DAVID WEEKLEY HOMES Telephone 873-0992
 Address 9000 WATERFORD CENTRE BLVD. City AUSTIN ST TX ZIP 78758

If you would like to be notified when your application is approved, please select the method:

_____ telephone

☒ e-mail: _____

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE Robin Campbell DATE 8/17/07

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 1021

Rejection Notes/Additional Comments (for office use only):

1) extending impervious coverage
2) 9.5" left for impervious coverage

Service Address 13000 Kenswick

Applicant's Signature Robin Campbell Date 8-17-07

Aug 17 07 12:44p

Austin Energy

512-974-9779

AUG-17-2007 FRI 01:17 PM David Weekley Homes

FHA NO. 0120350130

D-2/10



Kramer Service Center

St. Elmo Service Center

2412 Kramer Lane, Bldg. "C"

4411-B Meinardus Drive

Austin, Texas 78758
(512) 505-7206Austin, Texas 78744
(512) 505-7500**Austin Energy****Electric Service Planning Application**
(Please Print or Type)**ESPA for Residential & Small Commercial Service Only (under 350 amps 1Ø or 225 amps 3Ø)**

Name:	DAVID WEEKLEY HOMES		Phone:	873-0992
Address:	HARRIS RUDIE PH. 2			
Legal Description:	13000 Kenanick			
Lot:	16	Block:	B	Commercial/Residential?
				R

Service Main Size(s):	150	(amps)	Service Conductor	#1cu	(type & size)
Service Length:	150'	(ft.)	Number of Meters?	1	Multi-Fuel <input checked="" type="radio"/> N
Overhead/Underground?	Underground	Voltage	240	<input type="checkbox"/> Single-phase (1Ø)	<input type="checkbox"/> Three-phase (3Ø)
Total Square Footage:	2422	Total AC Load	(# of units)		(Tons)
Largest AC unit	5	(Tons)	LRA of Largest AC Unit	9120 VA	(amps)
Electric Heating		(kW)	Other		(kW)

Comments: New Service RFPB

ESPA Completed by (Signature & Print name)

Phone

Building/Electric Permit No: _____

AE Representative

Date

Approved: ☒ Yes ☐ No (Remarks on back) Phone

974-2632

Application expires 90 days after date of Approval

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.**AE APPROVED**

AUG 16 2007

RLS

229-14

**CONSOLIDATED
REINFORCEMENT, L. P.**

07147006

13801 AVENUE K
AUSTIN, TX 78728
512-251-1044
512-251-0681 FAX**BUILDER: Weekley Homes****DATE: 10/15/07****RE: 13000 Kenswick**

The referenced foundation system has been inspected by Matt Gerchak a duly appointed representative of Consolidated Reinforcement, L. P. representing the Design Engineer of Record- Floyd Oliver Jr. P. E. prior to the placement of concrete. The system has been approved for the placement of concrete after visual inspection revealed the APPROPRIATE GRADE, CORRECT AMOUNT, SIZED AND LOCATIONS OF REINFORCING STEEL AND, OR TENDONS AND GRADE BEAMS in accordance with the foundation plan for this site.

This certificate of compliance does not relieve the BUILDER/CONTRACTOR of their responsibility to comply with all subgrade requirements inclusive of compaction in accordance with the Geotechnical report.

The tendons were tensioned to 33.0 kips per square inch on 10/13/07 in accordance with applicable FHIA data sheets.


FLOYD OLIVER JR. P. E.




DENNARD GILPIN

VICTORIA- AUSTIN- BELTON- SAN ANTONIO- LAREDO- TEMPLE- KILLEEN



HAYNIE CONSULTING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS

January 7, 2008

David Long
David Weekley Homes
9000 Waterford Centre Blvd.
Austin, Texas 78758-7673

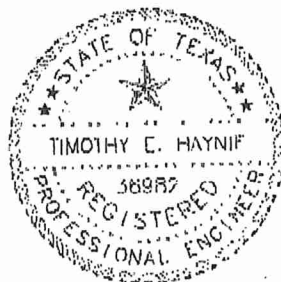
**RE: Inspection for Wall Board
13000 Kenswick
Permit No. Not Known
Harris Ridge
Austin, TX**

Dear Mr. Long:

A representative of our firm conducted an inspection on November 12, 2007 at the above-referenced residence, and found that the work was complete at this stage and that no violations of the One and Two Family Dwelling Code were found. The garage area meets fire code by use of 5/8" Type X wall board on ceilings and common walls. This is not valid if ceiling penetrations are present.

We authorized the contractor to proceed to the next stage of construction. If we can provide any additional assistance, please feel free to contact us.

Sincerely,



Timothy E. Haynie, P.E., R.P.L.S.

Date 1-7-08

Professional Engineer (Civil) License No. 36982
Haynie Consulting Inc.

☐ Violation Notice(s) Attached

T. E. H. Inspection No. 11522

13000 Kenswick

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New / Addition
a. 1 st floor conditioned area	sq.ft.	1614 sq.ft.
b. 2 nd floor conditioned area	sq.ft.	sq.ft.
c. 3 rd floor conditioned area	sq.ft.	sq.ft.
d. Basement	sq.ft.	sq.ft.
e. Garage / Carport	sq.ft.	sq.ft.
<input checked="" type="checkbox"/> attached	sq.ft.	371 sq.ft.
detached	sq.ft.	sq.ft.
f. Wood decks [must be counted at 100%]	sq.ft.	sq.ft.
g. Breezeways	sq.ft.	sq.ft.
h. Covered patios	sq.ft.	125 sq.ft.
i. Covered porches	sq.ft.	42 sq.ft.
j. Balconies	sq.ft.	sq.ft.
k. Swimming pool(s) [pool surface area(s)]	sq.ft.	sq.ft.
l. Other building or covered area(s)	sq.ft.	sq.ft.
Specify: _____		

TOTAL BUILDING AREA (add a. through l.)

sq.ft. 2152 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and l. if uncovered)

2152 sq.ft.
35.1 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	2152 sq.ft.
b. Driveway area on private property	548 sq.ft.
c. Sidewalk / walkways on private property	448 sq.ft.
d. Uncovered patios	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	sq.ft.
f. Air conditioner pads	16 sq.ft.
g. Concrete decks	sq.ft.
h. Other (specify) _____	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

2749 sq.ft.
44.5 % of lot

Let say 6130 x 45% = 2758.5 max impervious coverage

Travis CAD

Property Search > 716353 DURHAM STACEY A for Year 2020

Tax Year: 2020

Property

Account

Property ID:	716353	Legal Description:	LOT 16 BLK B HARRIS RIDGE PHS 2 SEC 1 REPLAT OF
Geographic ID:	0256330223	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address:	13000 KENSWICK DR AUSTIN, TX 78753	Mapsco:	
Neighborhood:	A0390	Map ID:	025131
Neighborhood CD:	A0390		

Owner

Name:	DURHAM STACEY A	Owner ID:	1524065
Mailing Address:	13000 KENSWICK DR AUSTIN , TX 78753-2081	% Ownership:	100.0000000000%
		Exemptions:	HS

Values

(+) Improvement Homesite Value:	+	\$229,990	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$50,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$279,990	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$279,990	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$279,990	

Taxing Jurisdiction

Owner: DURHAM STACEY A
 % Ownership: 100.0000000000%
 Total Value: \$279,990

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
02	CITY OF AUSTIN	0.533500	\$279,990	\$251,991	\$1,344.37
03	TRAVIS COUNTY	0.374359	\$279,990	\$223,992	\$838.53
0A	TRAVIS CENTRAL APP DIST	0.000000	\$279,990	\$279,990	\$0.00
19	PFLUGERVILLE ISD	1.422300	\$279,990	\$254,990	\$3,626.72
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110306	\$279,990	\$223,992	\$247.08
68	AUSTIN COMM COLL DIST	0.105800	\$279,990	\$274,990	\$290.94
Total Tax Rate:		2.546265			
				Taxes w/Current Exemptions:	\$6,347.64
				Taxes w/o Exemptions:	\$7,129.29

Improvement / Building

Improvement #1:	1 FAM DWELLING	State Code:	A1 Living Area:	1647.0 sqft	Value: \$229,990
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WV - 5-		2007	1647.0
011	PORCH OPEN 1ST F	* - 5-		2007	45.0
011	PORCH OPEN 1ST F	* - 5-		2007	96.0
041	GARAGE ATT 1ST F	WV - 5-		2007	441.0
095	HVAC RESIDENTIAL	* - *		2007	1647.0
251	BATHROOM	* - *		2007	2.0
252	BEDROOMS	* - *		2007	3.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1410	6140.00	0.00	0.00	\$50,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	\$229,990	\$50,000	0	279,990	\$0	\$279,990
2019	\$229,990	\$50,000	0	279,990	\$0	\$279,990
2018	\$226,794	\$50,000	0	276,794	\$0	\$276,794
2017	\$172,311	\$40,000	0	212,311	\$0	\$212,311
2016	\$174,205	\$40,000	0	214,205	\$0	\$214,205
2015	\$145,860	\$40,000	0	185,860	\$0	\$185,860

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/23/2012	WD	WARRANTY DEED	BETCHAN STANLEY GLENN &	DURHAM STACEY A			2012010883TR
2	8/5/2008	WD	WARRANTY DEED	WEEKLEY HOMES LLC	BETCHAN STANLEY GLENN &			2008133262TR
3	8/5/2007	WD	WARRANTY DEED	PRIORITY DEVELOPMENT LP	WEEKLEY HOMES LLC			2007168885TR

Questions Please Call (512) 834-9317

[Department](#) > [Planning](#) > Interactive Development Review Permitting and Inspection

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FOLDER DETAILS

Permit/Case:	2007-145010 PR
Reference File Name:	2007-145010 PR
Description:	New One Story Res w/att garage, covered patio & covered porch (2 bathrooms 5/8" meter)
Sub Type:	R- 101 Single Family Houses
Work Type:	New

Project Name: 13000 KENSWICK DR

Status: Approved

Application Date: Aug 20, 2007

Issued: Aug 31, 2007

Expiration Date: Feb 16, 2008

Related Folder: [Yes](#)

FOLDER INFO

Description	Value
Airport Overlay	
Airport Overlay Approval Date	
Airport Overlay Comments	
Approved Flood Plain Elevation	
Board of Adjustment Case Number	
Board of Adjustment Date Approval	
Date Applied for Septic	
Does Carport have habitable space above?	
Does property access a paved alley?	No
Does property access a paved street?	Yes
Driveway Width 1	0
Driveway Width 2	
ESPA Application Number	229-14
ESPA Approval Date	2007-08-16
Electric Service Planning Application Req'd?	Yes
Elevation Certification required	
Finished Floor Elevation	
Flood Plain Elevation 25	
Flood Plain Elevation 500	
Flood Plan Elevation 100	
Floor Area Ratio (FAR)	
Front Set Back	25
Has Smart Housing Been Approved?	No
Is there a Cut & Fill in excess of 4 ft	No

Description	Value
Is there an existing Board of Adjustment case?	
Is this a Legal Lot ?	Yes
Is this a former Landfill Site?	No
LDC Section?	
Land Status Case Number	
Maximum FAR allowed	0
Number of Parking Spaces Required	2
Ordinance # Related to Address/Project	
RDCC Approval Date	
RDCC Modification	
Rear Set Back	10
Side Set Back	5
Site has Waste Water availability?	Yes
Site has Water availability?	Yes
Site has a septic system?	No
Size of Water Meter	5/8
Square Footage of Lot	6130
Status	
Street Side Set Back	
Subdistrict	
Total Gross Floor Area	
Total Gross Floor Area Percent of Lot	
Total New/Addition Bldg Square Footage	2152
Total Number of Driveways	1
Total Number of Sidewalks	0
Usage Category	101
Certificate of Occupancy to be Issued	Yes
Code Type	International Residential Code
Code Year	2000
Current Use	single family
Proposed Use	single family

Description		Value
Existing 1st Flr Area Sq. Ft		
Existing 2nd Flr Area Sq. Ft		
Existing 3rd Flr Area Sq. Ft		
Existing Attached Garage/Carport Sq. Ft		
Existing Balconies Sq. Ft		
Existing Basement Sq. Ft		
Existing Breezeways Sq. Ft		
Existing Covered Patios Sq. Ft		
Existing Covered Porches Sq. Ft		
Existing Detached Garage/Carport Sq. Ft		
Existing Othr Bld/Covered Areas Sq.Ft		
Existing Swimming Pool(s) Sq. Ft		
Existing Wood Decks Sq. Ft		
No of Bathrooms	2	
Specify (Existing)		
Total Existing Building Square Footage		
New/Addn 1st Flr Area Sq. Ft	1614	
New/Addn 2nd Flr Area Sq. Ft	0	
New/Addn 3rd Flr Area Sq. Ft	0	
New/Addn Attached Garage/Carport Sq. Ft	371	
New/Addn Balconies Sq. Ft	0	
New/Addn Basement Sq. Ft	0	
New/Addn Breezeways Sq. Ft	0	
New/Addn Covered Patios Sq. Ft	125	
New/Addn Covered Porches Sq. Ft	42	
New/Addn Detached Garage/Carport Sq. Ft	0	
New/Addn Other Bldg/Covered Areas Sq.Ft	0	
New/Addn Spa Sq. Ft	0	
New/Addn Swimming Pool(s) Sq. Ft	0	
New/Addn Wood Decks Sq. Ft	0	
Specify (New)		

Description	Value
Existing 1 FI Area	
Existing 1 FI Area-Ceiling Ht over 15'	
Existing 1FI Area-Ceiling Ht 15' or less	
Existing 2 FI Area	
Existing 2 FI Area-Ceiling Ht over 15'	
Existing 2 FI Area-Ceiling Ht 15' or less	
Existing 3 FI Area-Ceiling Ht over 15'	
Existing 3 FI Area-Ceiling Ht 15' or less	
Existing 3rd FI Area	
Existing Basement Gross Area	
Existing Carport	
Existing Garage attached	
Existing Garage detached	
Existing Total 1 FI Gross Area	
Existing Total 2 FI Gross Area	
Existing Total 3rd FI Gross Area	
Existing Total Sq Ft	
Is Property w/in 200 ft. of Hazardous Pipeline?	No
Current Zoning for Building	sf2
Flood Plain	
Is this property in MUD ?	No
Name of Historic District	
Name of NCCD	
Name of Neighborhood Plan	n/a
P.U.D. Name/Case Number	
GIS Zoning 1	
GIS Zoning 2	
GIS Zoning 3	
GIS Zoning 4	
GIS Zoning 5	
AC Pads Sq. Ft	16

Description	Value
Concrete Decks Sq. Ft	0
Driveway area on Private Property Sq. Ft	548
Max. Bldg. Cov. Sq. Ft. Allowed	2452
Max. Impervious Coverage Sq Ft Allowed	2785
Other Sq. Ft	0
Sidewalk/Walkways on Private Property Sq. Ft	33
Total Impervious Coverage Percent.of Lot	44.8
Total Impervious Coverage Square Footage	2749
Uncovered Patios Sq. Ft	0
Uncovered Wood Decks Sq. Ft	0
New/Addition Basement Gross Area	
New/Addition Carport	
New/Addition Garage attached	
New/Addition Garage detached	
New/Addition Total Sq Ft	
New/Addn 1 FI Area	
New/Addn 1 FI Area-Ceiling Ht 15' or less	
New/Addn 1 FI Area-Ceiling Ht over 15'	
New/Addn 2 FI Area	
New/Addn 2 FI Area-Ceiling Ht 15' or less	
New/Addn 2 FI Area-Ceiling Ht over 15'	
New/Addn 3 FI Area	
New/Addn 3 FI Area-Ceiling Ht 15' or less	
New/Addn 3 FI Area-Ceiling Ht over 15'	
New/Addn Total 1 FI Gross Area	
New/Addn Total 2 FI Gross Area	
New/Addn Total 3 FI Gross Area	
Description of Work 1	new one story res w/att garage, covered patio & covered porch
Number of Floors 1	1
Number of Permits 1	1
Number of Units 1	1

Description	Value
Building Inspection	Yes
Driveway Inspection	No
Electric Inspection	Yes
Energy Inspection	No
Environmental Inspection	No
Fire Inspection	No
Health Inspection	No
Landscaping Inspection	No
Mechanical Inspection	Yes
On Site Sewage Facility Inspection	No
Plumbing Inspection	Yes
Sewer Tap Inspection	Yes
Sidewalks Inspection	No
Tree Inspection	No
Water Tap Inspection	Yes
Historical Landmark Review?	No
Property w/in Design & Compatibility Boundary?	
Total Building Coverage Percent, of Lot	35.1
Total Building Coverage on lot Sq. Ft.	2152

PROPERTY DETAILS

Number	Pre	Street	StreetType	Dir	Unit Type	Unit Number	City	State	Zip	Legal Desc
13000		KENSWICK	DR				AUSTIN	TX	78753	Address

PEOPLE DETAILS

People Type	Name / Address	Phone
Applicant	David Weekley Homes (MAIN) 9000 Waterford Centre BLVD AUSTIN TX 78758	(512) 821-8885

PROCESSES AND NOTES

Process Description	Status	Start Date	Scheduled End Date	End Date	Assigned Staff	# of Attempts
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Process Description	Status	Start Date	Scheduled End Date	End Date	Assigned Staff	# of Attempts
Residential Zoning Review	Approved	Aug 28, 2007	Sep 7, 2007	Aug 31, 2007	Nora Briones (512-974-2945)	4
Residential Revision After Issuance	Open					0
Residential Intake	Closed	Aug 20, 2007	Aug 27, 2007	Aug 20, 2007	Bryan Walker (512-974-2686)	1
Plan Review Administration	Open				Residential Zoning Reviewers	0

FOLDER ATTACHMENT

Description	Detail	Download
APPLICATION		Download

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[LEGAL NOTICES](#)
[PRIVACY POLICY](#)

SCALE: 1"=20'

RIDGE INVESTORS LIMITED
VOL. 12130, PG. 2410

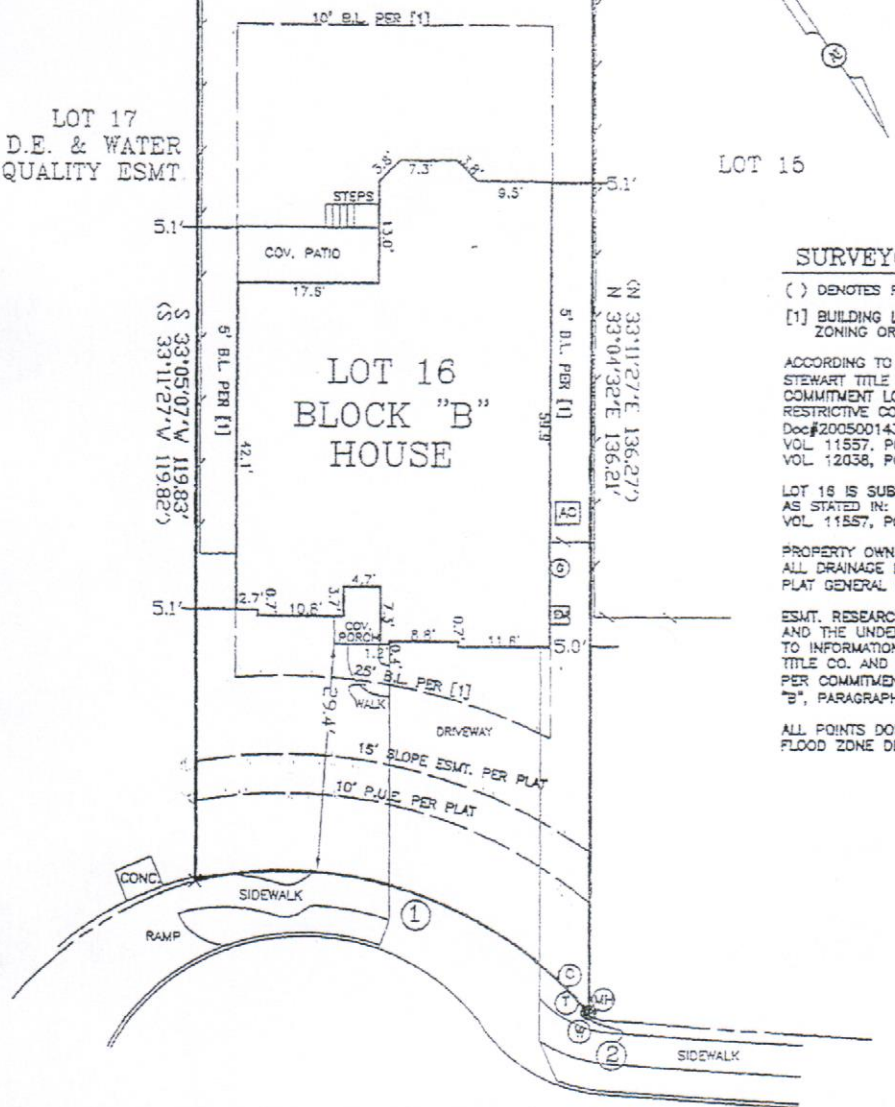
BEARING BASIS
(N 56°46'43"W 50.00')
N 56°46'43"W 50.04'

D-2/25

LEGEND
[AC] WOOD FENCE
[BX] A/C UNIT
[WH] ELEC. METER
[W] MANHOLE
[T] WATER METER
[C] TELE. PED.
[C] C.A.T.V. PED.
[C] GAS METER
[X] IRON ROD FND.
"X" SET IN CONC.

LOT 17
D.E. & WATER
QUALITY ESMT.

LOT 15



SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

[1] BUILDING LINE PER CITY OF AUSTIN ZONING ORDINANCE

ACCORDING TO PROSPERITY TITLE CO. AND STEWART TITLE GUARANTY CO.'S TITLE COMMITMENT LOT 16 IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: Doc#200500143 VOL 11557, PG. 770, VOL 12027, PG. 634 VOL 12038, PG. 1808, VOL 12141, PG. 2129

LOT 16 IS SUBJECT TO THE EASEMENT RIGHTS AS STATED IN: VOL 11557, PG. 770

PROPERTY OWNER SHALL PROVIDE ACCESS TO ALL DRAINAGE ESMTS. & ELEC. UTILITIES PER PLAT GENERAL NOTES #12, 14 & 15.

ESMT. RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY PROSPERITY TITLE CO. AND STEWART TITLE GUARANTY CO. PER COMMITMENT G.F. #998070082: SCHEDULE "B", PARAGRAPH 10.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

CURVE TABLE

- ①
C=S 38°44'27"E 52.57'
A=55.35' R=50.00'
(C=S 38°31'35"E 52.56')
(A=55.35')
- ②
C=S 14°38'32"E 0.15'
A=0.15' R=20.00'
(C=S 07°00'39"E 0.14')
(A=0.14')

13000 KENSWICK DRIVE
(50' R.O.W.)

Stacey A. Dunham

LOT No. 16 BLOCK "B" SUBMISSION / ADDITION REPLAT OF HARRIS RIDGE
SECTION 1 PHASE 2 Doc# 200500143 Page(s) — Cabinet — PLAT RECORDS
COUNTY, TEXAS Volume — Slide —
CITY AUSTIN Reference: STANLEY GLENN BETCHAN AND CHRISTY C. BETCHAN

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR PROSPERITY TITLE COMPANY / STEWART TITLE GUARANTY COMPANY PRIORITY HOME MORTGAGE, L.P.

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.

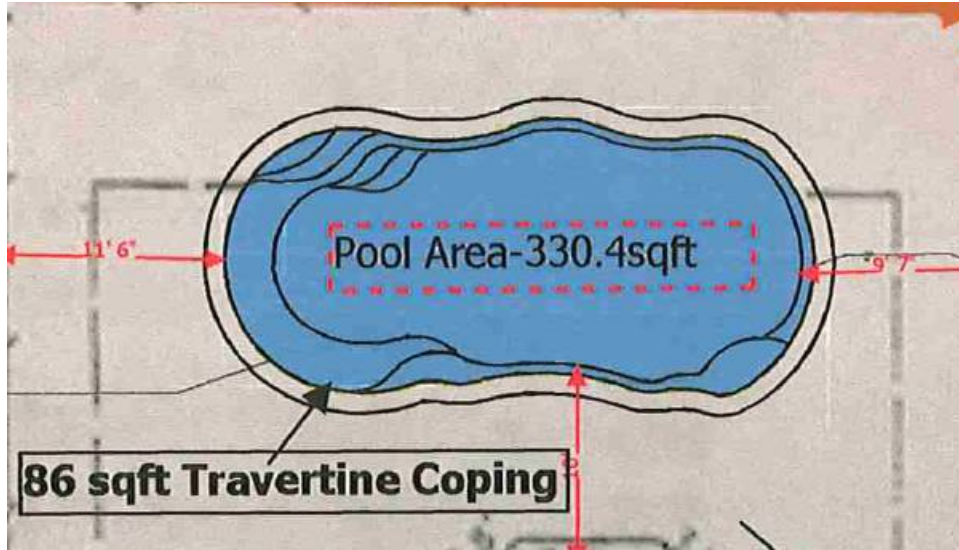
FIELD WORK	By	Date
DRAFTING	WM	07-25-08
FINAL CHECK	MCB	
CORRECTIONS		
UP DATE		

SURVEY DATE: 07-25-08
TITLE CO. PROSPERITY/STEWART
Job No. 07837108
SCALE: 1"=20'

Mark C. Brown

ALL POINTS SURVEYING
611 SOUTH CONGRESS AVENUE - SUITE 100
AUSTIN TX. 78704
TELE.: (512) 440-0071 - FAX: (512) 440-0199







AUSTIN ENERGY

One Texas Center | 505 Barton Springs Road
 Phone: (512) 974-2632, (512) 974-9112
 Email: aebspaespa@austinenergy.com

☐ This project will require a Temporary Loop

☐ Design Required

Building Service Planning Application (BSPA)

This form to be used for review of Residential Building Permits only

For use in DAC only

Person Responsible for Request: DESRA BRADFORD

Email: DESRA.BRADFORD@LEISUREPOOLSCORPORATE.COM

Project Address: 13000 KENSWICK DRIVE, AUSTIN, TX

-OR-

Legal Description: LOT 16 BLKB HARRIS RIDGE PHS2 Lot: 16 Block: B

Who is your electrical provider? ☒ AE ☐ Other: _____

☐ Overhead Service ☒ Underground Service ☐ Single-Phase (1Ø) ☐ Three-Phase (3Ø)

Location of meter: RIGHT SIDE OF HOUSE-MARKED ON SITE PLAN

Scope of work: INSTALLATION OF INGROUND POOL AND 1' TRAVERTINE COPING

DESRA BRADFORD

210-978-3433

BSPA Completed by (print name)

Phone

Desra Bradford

10/07/2020

BSPA Completed by (signature)

Date

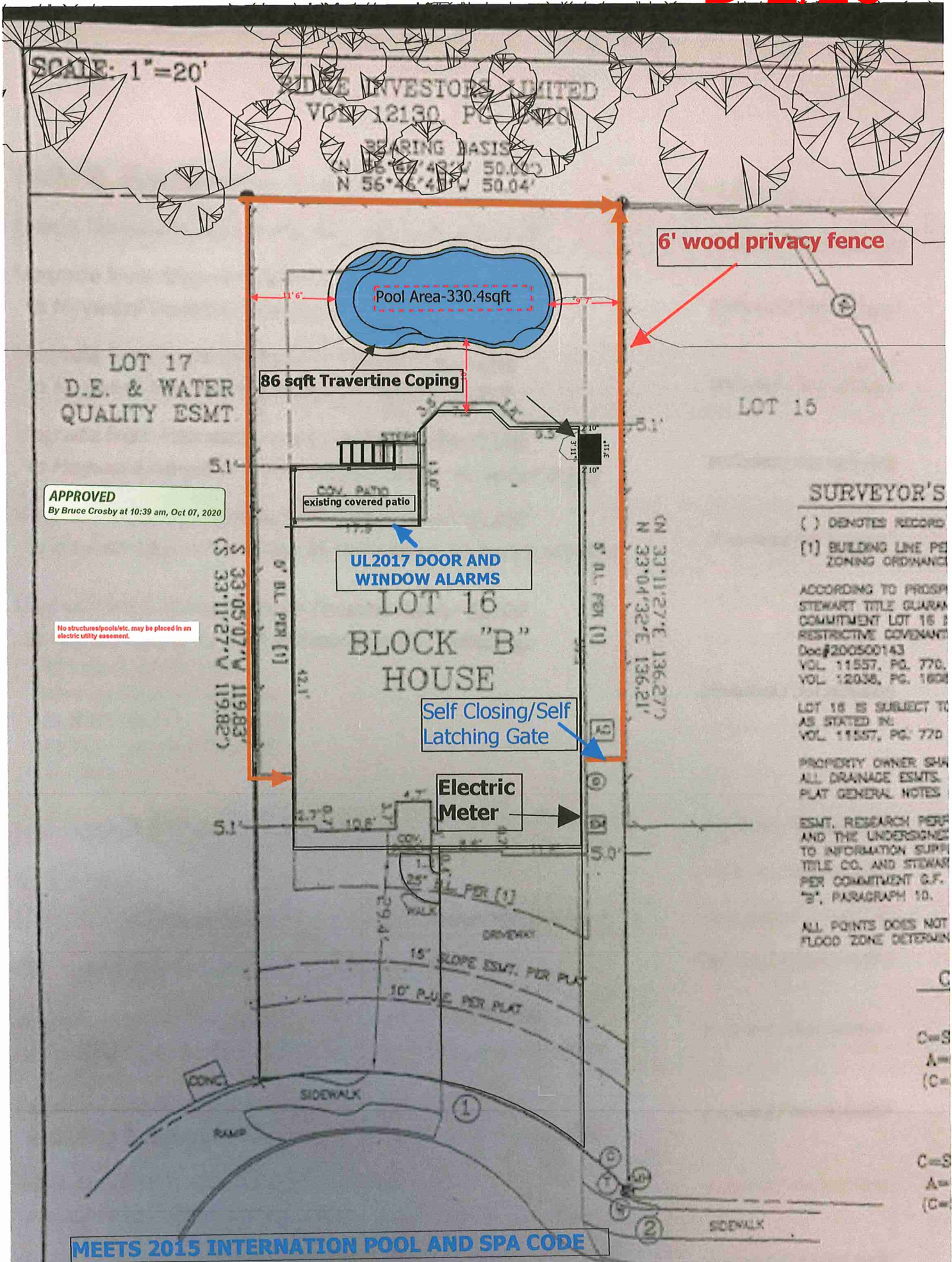
(Any change to the above information requires review and re-approval)

AE Representative Use Only

APPROVED

By Bruce Crosby at 10:41 am, Oct 07, 2020

No structures/pools/etc. may be placed in an electric utility easement.



0256330223
✕
<
I want to...

Details

Parcel ID 0256330223

Council District 7

Jurisdiction AUSTIN FULL PURPOSE

County TRAVIS

Map Grid MN33

Legal Description LOT 16 BLK B HARRIS RIDGE
PHS 2 SEC 1 REPLAT OF

Property Website http://propaccess.traviscad.org/clientdb/Property.aspx?cid=1&prop_id=716353

X Coordinate 3143533.01

Y Coordinate 10119736.01

Place ID 158424

[Home](#)
[Layers](#)
02563302...

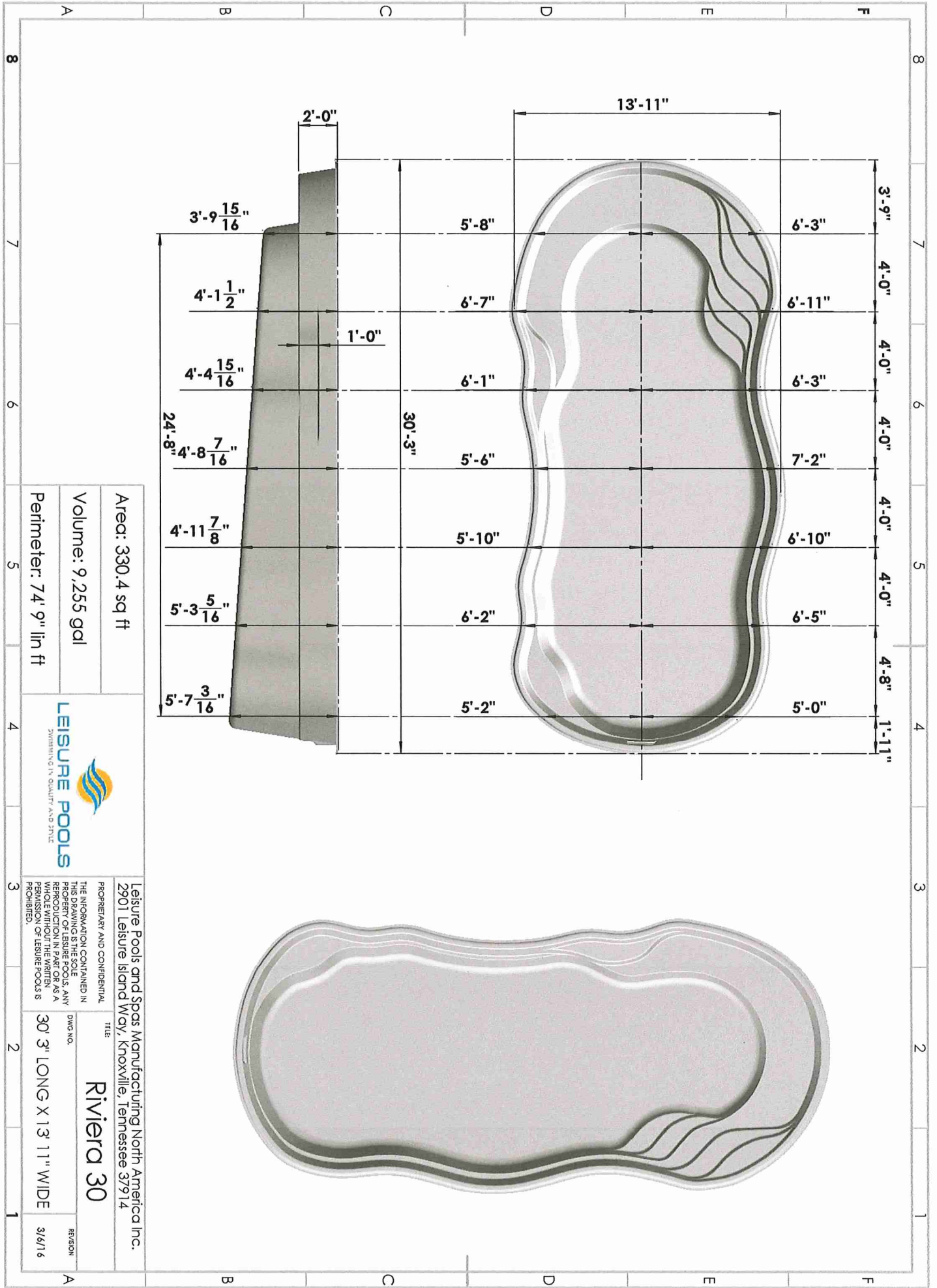
Travis County

Topographic maps > United States > Texas > Travis County

Click on the map to display elevation.



Travis County, Texas, United States (30.28786 -97.75614)



Arec: 330.4 sq ft
Volume: 9,255 gal
Perimeter: 74' 9" lin ft

Leisure Pools and Spas Manufacturing North America Inc.
2901 Leisure Island Way, Knoxville, Tennessee 37914

PROPRIETARY AND CONFIDENTIAL	TITLE	REVISION
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF LEISURE POOLS. ANY REPRODUCTION OR TRANSMISSION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF LEISURE POOLS IS PROHIBITED.	Riviera 30	3/6/16
DWG NO.	30' 3" LONG X 13' 11" WIDE	



